

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: West Broward Church of God, Inc. **Case #:** 73-R-03

Date: 8/12/03

Comments:

1. No Comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: West Broward Church of God, Inc. **Case #:** 73-R-03

Date: 8/12/03

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The owner has proposed access from County right of way. This access requires an engineering permit from their offices prior to issuance of a building permit from the City.
3. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
4. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
 - a. Paving, Grading, and Drainage Plan(s)
 - b. Water and Sewer Plan(s)
 - c. Details and Specifications Plan(s) with City Standards, as applicable.
5. Clearly indicate the existing sidewalk on N.W. 19 Street along this property frontage. It isn't clear where the sidewalk is located and how it matches up with existing walks east and west of this site. The use of the appropriate hatching pattern will help (like what's done for N.W. 20 Street).

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6. Document turning radii for AASHTO Passenger (P) and single unit (SU) vehicles (sanitation trucks) necessary for accessing this development and traversing through the internal curve.
7. Apply the SU-30 model vehicle turning radii (inside/outside) required for solid waste truck access to dumpster and circulation around the end of the parking area.
8. Provide standard Florida Department of Transportation (FDOT) indexes and notation for stop sign.
9. The stop sign shall be located four (4) feet before (south of) the public sidewalk.
10. Dimension all driveways (Parking aisles), parking spaces, parking space angles, and one way drives serving angled parking spaces.
11. The site plan parking data summary indicates 64 parking spaces are provided. We count 70 total spaces on the plan.
12. Please indicate what the paved area (northern end of the parking lot) is to be used for since it's not striped for parking and appears that it may be extra VUA that is not needed?

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: West Broward Church of God, Inc. **Case #:** 73-R-03

Date: 8/12/03

Comments:

1. Flow test required.
2. Show hydrant location
3. Make sure that the construction type selected for this building complies not only with Tables 500 and 600 of the FBC, but also table 12.1.6 of the FFPC / NFPA 101-2000. Check to see if sprinklers are required.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: West Broward Church of God, Inc. **Case #:** 73-R-03

Date: 8/12/03

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: West Broward Church of God, Inc. **Case #:** 73-R-03

Date: 8/12/03

Comments:

1. Required peninsula tree islands are required to have a minimum of 8' landscape area width. There appears to be a deficiency in several areas.
2. Trees require a minimum 8' wide pervious planting area. This applies to all trees. Certain trees are shown in areas that have less than the required minimum area.
3. Indicate requirements for irrigation. This would include a "rain sensor".
4. Make sure shade trees are at least 15' from light standards that are at least 10' in height.
5. Shade trees should be at least 15' away from structures.
6. Verify that tree planting in the vicinity of overhead power lines conforms to F.P.L. guidelines. These guidelines state that shade trees need to be 30' from overhead lines.
7. Provide a list of the existing trees and palms on site, their names and sizes. Also, show the locations of these trees on the Landscape Plan. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of "existing, large desirable" trees, for which special requirements may apply. Any trees or palms that would be considered good candidates for relocation should be relocated.
8. Provide standard calculation list (available upon request) to verify that all Code requirements are met. Note: residential bufferyard requirements are in addition to other Code requirements.
9. Show the required wall landscape, which is continuous planting on the street side of the wall to include 1 tree (which may be standard, flowering, or palm) for every 20'.
10. Landscape Plan to be sealed by, and contain the name of the Landscape Architect.

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Division: Planning **Member:** Michael Ciesielski
954-828-5256

Project Name: West Broward Church of God, Inc. **Case #:** 73-R-03

Date: 8/12/03

Request: Site Plan Level II/ 6,447 sq. ft. church/CB.

Comments:

1. The proposed development must comply with all of the requirements of Sec. 47-6.20, dimensional requirements for “CB” zoning districts, 47-25.2 Adequacy Requirements, Sec. 47-25.3., Neighborhood Compatibility Requirements, and all other applicable sections of the ULDR.
2. Pursuant to Sec. 47-6.10, a house of worship is a permitted use in the “CB” zoning district.
3. Supply a point-by-point narrative that details how this proposed development adheres to Section 47-25.2 (adequacy) requirements.
4. Supply a point-by-point narrative that details how this proposed development adheres to Section 47-25.3 (neighborhood compatibility) requirements.
5. Pursuant to Sec. 47-25.3.A.3.d.ii, no parking shall be located within 12’ of the property line, within the yard area required by the zoning district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.
6. Pursuant to Sec. 47-25.3.A.3.d.iv.a. (wall requirements for bufferyards) decorative features shall be incorporated into the (bufferyard) wall facing the adjacent residential property(s). Supply a detailed drawing of this wall and identify /label those decorative features.
7. Dimension parking spaces and tree islands on both site and landscape plans.
8. Note the discrepancy between the number of parking spaces provided in the site data table (64) and the number of parking spaces delineated on the site plan (70). Revise accordingly.
9. On the site plan, include the footprints of all buildings adjacent to the site and their estimated setbacks from the subject property. Additionally, identify all zoning

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districts and their boundaries which are adjacent to and across the street from the subject property.

10. Provide a narrative that details all of the proposed uses of the site. This narrative should include the time and date of any group/organization meeting, as well as any other activities that may take place on a regular basis.
11. On site plan, show location of all mechanical equipment on site, i.e. air conditioning units. Provide setbacks of this equipment.
12. On elevation drawings, provide details, i.e. proposed color, of building as well as the types of windows/doors proposed.
13. Will there be any rooftop equipment? (Note that rooftop equipment requires a line of sight drawing to demonstrate that the equipment is not visible from the adjacent property).
14. The applicant may wish to provide detailed, dimensioned drawings of the signs proposed to be placed on the church. These drawings should indicate the type and size of each sign.
15. Staff strongly recommends contacting the neighborhood association (Lauderdale Manors Civic Association) and advising them of this proposal.
16. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875
Fax -954-828-6423

Project Name: West Broward Church of God, Inc. **Case #:** 73-R-03

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Comments:

1. All glass doors/windows are to comply with S.F.B. codes
2. Recommend burglary intrusion alarm system.
3. Recommend C.C.T.V. with recording device in areas of transfer/handling of U.S. Currency.
4. Drawing indicates 70 parking spaces including 3 handicap spaces, will this be sufficient? Code requirement is 61 parking spaces.
5. Illuminations from pole lights are not to glow/beam into residential units.
6. Will there be sliding driveway gates at NW. 19th Street?
7. Drive way/pedestrian gates should remained lock when not in use.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: West Broward Church of God, Inc. **Case #:** 73-R-03

Date: 8/12/03

Comments:

1. Dimension distance from property line of adjacent residential property to parking spaces to clearly show compliance with section 47-25.3.A.3.d.ii.
2. Light fixtures shall comply with the setback requirement of the district in which they are located pursuant to section 47-19.2.R.
3. The minimum setback of the wall from the property line is three (3) feet when adjacent to a public street pursuant to section 47-19.5.B.2. Provide design details for the wall.
4. Provide on the site plan the parking geometric standards pursuant to section 47-20.11.
5. The photometric lighting values shall be measure at the residential property line pursuant to section 47-20.14 and not exceed one-half (1/2) foot-candle.
6. Provide documentation from all public and franchised utilities permitting the CBS wall to be located in the ten (10) foot easement.